

A Preliminary Subdivision Plat for
STONY CREEK CROSSING

A) NAME/ADDRESS OF DEVELOPER: T & T OF TALLAHASSEE
2811-E INDUSTRIAL PLAZA DRIVE
TALLAHASSEE, FL 32308
(850) 878-0800

B) NAME/ADDRESS OF SURVEYOR: THURMAN D. RODDENBERRY, P.L.S.
114 MANORIAL AVENUE
SOPCHOPPY, FL 32358
(850) 942-2538

NAME/ADDRESS OF ENGINEER: CLIFFORD M. LAMB, P.E.
201 PINWOOD DRIVE
TALLAHASSEE, FL 32303
(850) 385-2800

C) DATE OF PLAT PREPARATION: AUGUST 2, 2001

D) COUNTY MAP: SEE SHEET 1

E) SECTION, TOWNSHIP, & RANGE: SECTION 36, T-1-N, R-1-E

F) TAX ID. #: 11-36-20-003-000-0

G) SCALE GRAPHICALLY & NUMERICALLY: SHEET 1 - SCALE: N/A
SHEET 2 - SCALE: 1"=200'
SHEET 3 - SCALE: 1"=100'
SHEET 4 - SCALE: 1"=100'

H) EXISTING ROW, STREETS & DRIVES WITHIN 300': SEE SHEET 2

I) PROPOSED STREET NAMES: SEE SHEET 2

J) SHORT DISTANCES: SEE SHEET 3

K) TYPICAL ROADWAY CROSS-SECTIONS AND RIGHTS-OF-WAY: SEE SHEET 2

L) ZONING CLASSIFICATIONS AND ZONING DISTRICTS: SEE SHEET 2

M) RECREATION AREAS PROVIDED AND SHOWN ON THE PLAT: SEE SHEET 2

N) EASEMENTS / OPEN AREAS:
ROAD TRAIL: N/A
OPEN SPACE AREA: SEE SHEET 3
PEDESTRIAN EASEMENT: SEE SHEET 3
CONSERVATION AREA: N/A
DRAINAGE EASEMENTS: SEE SHEET 3

O) SITE CALCULATIONS:
TOTAL SITE ACREAGE: 43.85 AC +/-
ACREAGE IN COMMON AREA (INCLUDING CONSERVATION): XX AC +/-
TOTAL PARCELS CREATED: 126
LINEAR FEET IN STREETS: 6,493 LF
R.O.W. WIDTH OF ALL STREETS: SEE SHEET 2
NATURAL FEATURES CALCULATIONS: SEE SHEET 2
IMPERVIOUS COVERAGE = 35% MAX.

SETBACK	PRINCIPAL STRUCTURE	DETACHED GARAGE	DETACHED GARAGE	DRIVEWAY	ACCESSORY STRUCTURE
FRONT	25 FEET	27 FEET**	30 FEET**	N/A	BEHIND PRIN. STRUCTURE
SIDE CORNER	15 FEET	15 FEET	15 FEET	25 FEET	20' FROM R/W & BEHIND PRIN. STRUCTURE
SIDE INTERIOR	7.5 FEET	7.5 FEET	7.5 FEET	5 FEET	5 FEET
REAR	25 FEET	5 FEET	5 FEET	5 FEET	5 FEET

* REFERS TO SEPARATION BETWEEN THE EDGE OF DRIVEWAY TO THE INDIVIDUAL BOUNDARY LINE

** IF GARAGE DOOR FACES THE STREET, IF SIDE OF GARAGE FACES STREET WITH SIDE-ENTRY DOOR, SETBACK FROM STREET RIGHT OF WAY SHALL BE 20' FOR GARAGE ONLY.

P) NATURAL FEATURES LINES/LOCATIONS: SEE SHEET 2

Q) OWNERSHIP OF ADJOINING PARCELS: SEE SHEET 2

R) ELEVATIONS AND BENCHMARKS REFERENCED TO NGVD: N/A (CITY TOPO)

S) NATURAL FEATURES LINES/LOCATIONS: SEE SHEET 2

T) SURROUNDING INFRASTRUCTURE:
WATER & SEWER LINES: SEE SHEET 2, 4
BRIDGES, CULVERTS & STORM DRAINS: SEE SHEET 2, 4
ELECTRIC: SEE SHEET 2, 4

U) PROPOSED INFRASTRUCTURE:
SIDEWALKS & DRIVES: SEE SHEET 2, 3
ROADWAY GEOMETRICS: SEE SHEET 3
STREET CONNECTIONS: SEE SHEET 2, 3, 4

V) PROPOSED LOT INFORMATION:
LOT LINES: SEE SHEET 3
LOT & BLOCK NUMBERS: SEE SHEET 3
LOT DIMENSIONS: SEE SHEET 3
PHASE LINES: SEE SHEETS 1, 3

W) CONCEPTUAL STORMWATER MANAGEMENT: SEE SHEET 4

X) CONCEPTUAL WATER & SEWER PLANS: SEE SHEET 4

Y) LOCATION OF EXISTING WELLS: N/A

Z) PROPERTIES LISTED ON NATIONAL REGISTER OF HISTORICAL PLACES: N/A

AA) RIGHT-OF-WAYS AND EASEMENTS: SEE SHEET 2, 3

BB) APPROVAL, TITLE BLOCK: SEE SHEET 1

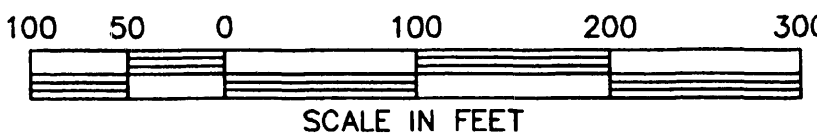
CC) ENVIRONMENTAL ELEMENTS:
NATURAL FEATURES OVERLAY: SEE SHEET 2
PRESERVATION FEATURES LABELED AS CONSERVATION EASEMENT: N/A
EASEMENT DOCUMENTS: C.O.T. STANDARD DOCUMENTS, SIGNIFICANT GRADES N/A

GENERAL NOTES:

- EXISTING CONTOURS ARE BASED UPON DIGITAL CITY 2' CONTOUR MAP AND SURVEY BY THURMAN RODDENBERRY.
- THE PLAT IS RETROFITTED AS ACCURATELY AS POSSIBLE TO THE GEOGRAPHIC INFORMATION SYSTEM (GIS).
- OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. CONSERVATION AREAS SHALL BE GOVERNED BY THE CITY OF TALLAHASSEE.
- THE FINAL LOCATION OF ALL EASEMENTS SHOWN ON THIS PLAT ARE SUBJECT TO FINAL DESIGN.
- THE 100 YEAR FLOOD ELEVATION IS CONTAINED WITHIN THE DRAINAGE EASEMENTS.
- EASEMENTS FOR CONSERVATION AREAS SHALL BE CREATED IN COMPLIANCE WITH THE PROVISIONS OF THE TALLAHASSEE SUBDIVISION REGULATIONS AND THE EMO.
- FINAL PAVEMENT AND SIDEWALK DESIGN SHALL BE IN ACCORDANCE WITH CITY OF TALLAHASSEE PUBLIC WORKS DEPT. DESIGN STANDARDS.
- THE DEVELOPER SHALL BE REQUIRED TO INSTALL ALL REQUIRED TRAFFIC CONTROL DEVICES, SIGNING AND PAVEMENT MARKING PLANS SHALL BE INCLUDED IN THE CONSTRUCTION PLANS WITH THE FOLLOWING NOTE: ALL SIGNING AND PAVEMENT MARKINGS SHALL CONFORM TO THE MUTCD AND SHALL MEET THE MATERIAL SPECIFICATIONS USED BY THE TRAFFIC ENGINEERING DIVISION.
- LOT SETBACKS SHALL SERVE AS PREScriptive DRAINAGE CROSS EASEMENTS ALLOWING UPHILL AND ADJACENT PROPERTIES STORMWATER ACCESS TO THE MASTER STORMWATER FACILITY.
- CLEARING AND GRUBBING ACTIVITIES SHALL BE MONITORED BY A PROFESSIONAL ARCHEOLOGIST RETAINED BY THE APPLICANT SO AS TO ENSURE THAT ANY SIGNIFICANT ARCHEOLOGICAL REMAINS WILL BE PROPERLY EVALUATED AND RECORDED. A SUMMARY REPORT OF FINDINGS SHALL BE SUBMITTED PRIOR TO PROJECT COMPLETION. ALL DOCUMENTATION SHALL BE CONDUCTED IN ACCORDANCE WITH ACCEPTED PROFESSIONAL STANDARDS.

LINE	LENGTH	BEARING
L1	8.42	S01°47'19"E
L2	31.92	S32°04'38"E
L3	22.92	S80°37'34"E
L4	24.95	N82°56'17"E
L5	16.18	N39°35'20"W
L6	11.54	N82°56'03"E
L7	32.58	N82°56'07"E
L8	32.77	N82°56'07"E
L9	27.84	S35°42'37"E
L10	11.09	S17°46'34"W
L11	18.53	S08°39'53"E
L12	33.23	N23°22'41"W
L13	32.97	N25°35'54"W
L14	28.01	N35°25'28"W
L15	27.32	S89°40'40"E
L16	13.60	N82°35'44"E
L17	26.60	N82°56'07"E
L18	8.22	S42°24'54"E
L19	35.40	N82°56'07"E
L20	22.00	N82°56'07"E
L21	13.20	N82°56'07"E
L22	4.40	N82°56'07"E
L23	7.72	S49°51'52"E
L24	8.22	S42°24'54"E
L25	32.11	S31°18'44"E
L26	32.99	S29°42'12"E
L27	12.19	S59°01'55"W
L28	18.06	S36°07'40"E
L29	9.11	S81°33'42"W
L30	31.46	S23°19'33"E
L31	18.68	S22°56'47"E
L32	5.96	S17°03'49"E
L33	6.78	S11°01'03"E
L34	19.53	S04°58'11"E
L35	32.25	S01°04'28"W
L36	31.73	S03°49'14"W
L37	16.70	S09°44'30"W
L38	12.74	S21°29'24"W

CURVE	LENGTH	RADIUS
C1	18.74	760.00
C2	41.91	460.00
C3	27.16	440.00
C4	20.95	440.00



CITY OF
TALLAHASSEE
PARK

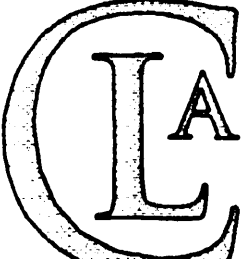
FILE NUMBER: 93-101
WORK ORDER: 561
DATE: 08/01/01
SCALE: SHOWN
FILE NAME: 561-P3.DWG
DESIGNED BY: CML/BBS
DRAWN BY: CML/TM

EXTERNAL REFS: 561-PLAN
561-GRID

REVISIONS:
PER D.R.C. COMMENTS
MINOR MODIFICATION - REDUCED # OF LOTS

DATE:
12/04/01
5/29/02

CLIFFORD LAMB
& ASSOCIATES
201 PINWOOD DRIVE
TALLAHASSEE, FLORIDA 32303
CLIFFORD M. LAMB, P.E.
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FL REG. NO. 46644



STONY
CREEK
CROSSING
T & T OF
TALLAHASSEE

GEOMETRY FOR
PRELIMINARY
PLAT

SEAL (NOT VALID UNLESS
SIGNED AND EMBOSSED)
NOT FOR
CONSTRUCTION
CLIFFORD M. LAMB, P.E.
FL REG. NO. 46644

SHEET NO.:

3 OF 4

PRELIMINARY PLAT MINOR MODIFICATION



CLIFFORD LAMB & ASSOCIATES